

## **CHAPTER 8**

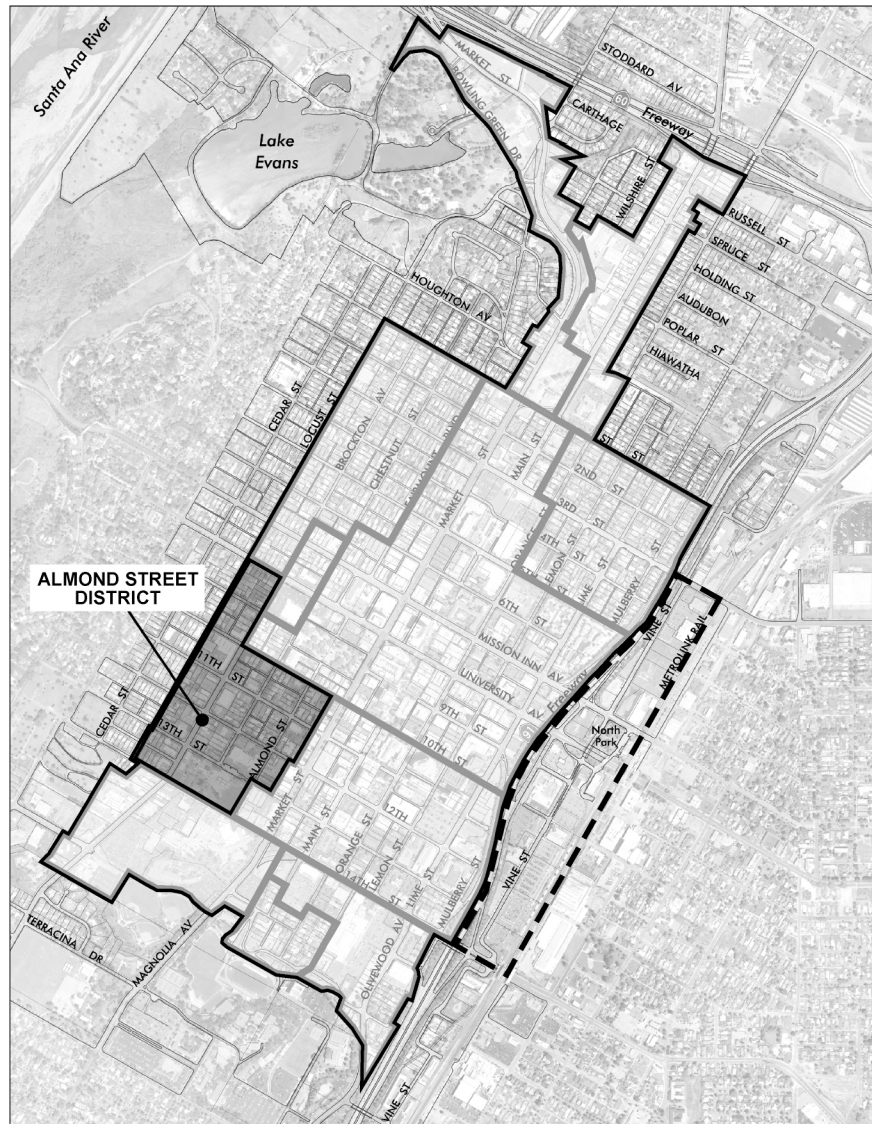
# **ALMOND STREET DISTRICT**



---

This Chapter defines the land uses, development standards and design standards and guidelines for the Almond Street District. This Chapter is organized as follows:

- 8.1 Purpose
- 8.2 Permitted Uses
- 8.3 Conditionally Permitted Uses
- 8.4 Prohibited Uses
- 8.5 Development Standards for the Almond Street District
- 8.6 Design Standards and Guidelines for the Almond Street District
- 8.7 Additional Standards for Live/Work Units in the Almond Street District



## **8.1 PURPOSE**

The intent of the Almond Street District is to provide for a variety of low-density residential uses, office uses, and the opportunity for live/work uses in an environment that is typically residential in character. This District serves as a transition area to the single-family residential neighborhood to the west, and therefore, is intended for lower intensity development. The preservation of significant residential structures in this District is encouraged, particularly along Locust Street, where the District borders an existing single-family residential zone. Single-family residential uses are allowed and encouraged to remain in this District, as well as adaptive reuse of these structures for low-density office or live/work uses, which will maintain the historic, residential feel of the area. Because of the single-family residential character of this District, multiple lot development is discouraged.

As part of the Downtown Specific Plan/Mile Square West Survey Project, some of the structures in this area have been identified as having historic significance. The introduction of new uses such as town homes would likely necessitate the removal of some existing structures. Any such transition of uses in this area is of particular concern with regard to impacts on historic resources. In accordance with Title 20 of the Municipal Code, any development within this area must give careful attention to the preservation of these historic resources, either by retention on site or by relocation to an appropriate area.

## **8.2 PERMITTED USES**

For parcels in the Almond Street District that have frontage on Locust Street, the following uses are permitted:

- a) Parks and open spaces.
- b) Single family dwelling units.
- c) Home occupations pursuant to the standards established in the Zoning Code.
- d) Wireless communication facilities, pursuant to the Zoning Code.

The following uses are permitted in the remainder of the Almond Street District:

- a) Existing multiple-family residential structures that were originally constructed as, and for the purpose of multiple family dwelling units. Such a permitted multiple-family residential structure may be rebuilt in similar size, at no greater density than the original use, if destroyed by fire or act of nature. Any renovation is subject to the design standards for multiple family dwellings set forth in Section 12.7 of Chapter 12.
- b) Home occupations pursuant to the standards established in the Zoning Code.
- c) Live/work units pursuant to the standards set forth in Section 8.7 of this Chapter.
- d) Medical and dental offices and incidental laboratories.
- e) Offices, general and professional.
- f) Parks and open spaces.
- g) Pharmacies on parcels that have frontage on Brockton Avenue only.
- h) Single family dwellings units, including semi- and/or fully-attached units as defined in Chapter 18.

- 
- i) Temporary uses pursuant to the standards established in the Zoning Code and consistent with the purposes of this District.
  - j) Wireless communication facilities, pursuant to the Zoning Code.
  - k) Accessory uses, incidental and subordinate to the principal permitted use.
  - l) Other uses, not listed above, which are determined by the Planning Director to be similar to those listed above.

### **8.3 CONDITIONALLY PERMITTED USES**

The following uses are permitted in the Almond Street District with a Minor Conditional Use Permit:

- a) Auxiliary dwelling units, pursuant to the standards established in the Zoning Code.
- b) Bed & breakfast inns.
- c) Minor expansions to nonconforming uses with a previously approved Conditional Use Permit.
- d) Vapor recovery systems, pursuant to the Zoning Code.
- e) Wireless communication facilities, pursuant to the Zoning Code.

The following uses are permitted in the Almond Street District with a Conditional Use Permit:

- a) Catering businesses.
- b) Child day care centers.
- c) Clubs and lodges.
- d) Educational facilities, including vocational schools.
- e) Expansion of nonconforming uses.
- f) Places of worship.
- g) Public uses not permitted as a matter of right.
- h) Public utilities or installations.
- i) Wireless communication facilities, pursuant to the Zoning Code.

### **8.4 PROHIBITED USES**

The following uses are prohibited in the Almond Street District:

- a) Car wash.
- b) Drive-thru establishments.
- c) Hotels.
- d) Motels.
- e) Service stations (gas station and minor repairs).
- f) Vehicle repair shops and parts stores.
- g) Vehicle sales and rentals.
- h) Any use not specifically authorized.

## **8.5 DEVELOPMENT STANDARDS FOR THE ALMOND STREET DISTRICT**

All property in the Almond Street District shall be developed in accordance with the following standards:

### **8.5.1 Maximum Floor Area Ratio**

The maximum floor area ratio shall be 0.75.

### **8.5.2 Maximum Height**

The maximum building height shall be 35 feet.

### **8.5.3 Minimum Lot Size**

The minimum lot size for new parcels shall be 5,000 square feet, except in the case of semi- and/or fully-attached single family developments where the minimum lot size shall be 1,800 square feet with a minimum lot width of 18 feet.

### **8.5.4 Front Yard Setback**

The minimum front yard setback shall be 20 feet. No parking is permitted in the front yard setback area, except that for single-family residential uses, parking is permitted in the front yard on an approved driveway. The setback area shall be landscaped or improved pursuant to the design standards set forth in Section 8.6 of this Chapter.

### **8.5.5 Rear Yard Setback**

The minimum rear yard setback shall be 15 feet.

### **8.5.6 Side Yard Setback**

The minimum interior side yard setback shall be 5 feet, except in the case of semi- and/or fully-attached single family developments where there is an interior side yard connection. In that case, no interior side setback is required. The minimum side yard setback adjacent to a street shall be 10 feet.

### **8.5.7 Parking**

Refer to Chapter 16 for off-street parking requirements and standards.

---

## 8.6 DESIGN STANDARDS AND GUIDELINES FOR ALMOND STREET DISTRICT

### 8.6.1 District Character Defining Statement

The character of the Almond Street District is defined by its existing historic single family residential buildings. The overall look and feel of the area should remain that of a historic single family neighborhood. More contemporary construction that does not adhere to this vision should be considered nonconforming to the district's character. This is primarily a district for residential uses, including semi- and/or fully-attached units, offices and live-work uses located in existing residential buildings. The rhythm of small lot residential development is important and the consolidation of individual lots to create larger projects is not in character with this district. Existing buildings should be retained, adapted and reused for residential or other permitted land uses where the house is structurally sound and not in a state of total disrepair. Where new construction is unavoidable, the district's historic residences should be respected and complemented in design, scale, and placement.



*Existing residential use, Almond and 11<sup>th</sup> Streets*



*Adaptive reuse office, 3891 11<sup>th</sup> Street*



*Adaptive reuse office, 3891 10<sup>th</sup> Street*



*Adaptive reuse office, 4017 11<sup>th</sup> Street*

## **8.6.2 Site Planning**

### **Building Orientation**

- (1) Buildings should have a traditional residential orientation to the street.
- (2) In new buildings, the first floor building levels should be set slightly above the sidewalk level to create a sense of transition from the public space to the private realm. Steps or ramps should be introduced either at the sidewalk or at the entry to the building.
- (3) Privacy between houses should be preserved by locating balconies, porches, windows, etc., away from similar spaces in the adjacent properties.

### **Setbacks**

- (1) Front yard setbacks should be typical of the residential uses in the area, typically 20 feet.

### **Vehicular Access and Parking**

- (1) Access should be via residential driveways with parking situated toward the rear and side of the lot. No parking is allowed in front of the building.
- (2) The width of driveways should not exceed 12 feet for residential uses and 20 feet for non-residential uses, while providing adequate room to maneuver vehicles.
- (3) Hollywood drives (middle planting strips) and open pavers are encouraged for residential uses.
- (4) The driveways should be at least 20 feet in depth from the garage face to the property line to allow on-site parking and reduce on-street parking.
- (5) Carports are allowed in homes built in an architectural style where carports are stylistically integral such as Craftsman style homes. Carports are discouraged in conjunction with non-residential uses.

### **Pedestrian Access**

- (1) Pedestrian access should be via a traditional residential front door.
- (2) Front entries for residential uses should be clearly identified by using elements such as porches or stoops and non-residential uses should utilize similar residential-type entries where appropriate.
- (3) Entry walks from the sidewalk to the front door should reflect the residential character of the district. The width of the entry walks should not exceed five feet.

### **Site Furniture**

- (1) As the primary character of the Almond Street District is residential, outdoor pedestrian amenities such as residential type seating should be provided in private open spaces such as front porches and rear yards.

### **Courtyards and Passages**

- (1) Similar to site furniture above, gathering spaces in this district should generally be on front lawns and porches. Offices may provide private gathering spaces for their employees.



---

### 8.6.3 Architecture

#### **Style**

- (1) Existing buildings should be restored/maintained per the original appearance of the building.
- (2) New buildings should have a traditional residential style, typical of other residences in the area.
- (3) A consistent architectural style should be used for a building and the elements that relate to it, such as trellises, carports, roof forms, windows and detailing. While specific architectural styles are not dictated, several styles predominate in the Almond Street District (see signature buildings) and the other residential parts of Downtown Riverside and should provide inspiration to help maintain Riverside's unique character. Styles should not be replicated literally, but should be clearly reflected in a proposed project.
- (4) The rehabilitation of an older building should generally be done with an eye towards restoring the original architecture of the building, rather than covering it over with a new style.
- (5) An addition to an existing building should be designed to reflect and blend with the existing design of the structure.
- (6) The design of auxiliary structures (guesthouses, barns, sheds, detached garages, etc.) should be architecturally similar to the main structure.
- (7) Porches and roofs for a new building should be compatible with the existing patterns in the neighborhood.

#### **Scale**

- (1) Typical scale should be that of a modest one or two story single family residence.
- (2) New buildings should respect the overall massing scale of the neighborhood.
- (3) Long blank walls should be avoided.

#### **Detailing**

- (1) Detailing of existing buildings should be accurate to the original detailing of the building.
- (2) New buildings should use detailing reflective of the signature buildings in the district.

#### **Roof Design**

- (1) The typical roof in this area should be of a pitched design reflective of nearby residences.

#### **Porches**

Porches define a semipublic area that mediates between the public street and the private interior.

- (1) Existing porches should be preserved.
- (2) Enclosing porches or adding new porches to historic structures is strongly discouraged.
- (3) Elevated porches are strongly encouraged in new residential structures.
- (4) Special attention should be paid to its design as the porch should be an integral element of the building design and not appear added-on. Elements that need attention include roof slope, porch height and size, architectural details such as columns, balusters, balustrade and brackets.

**Windows**

- (1) All windows within a building should be related in operating type, proportion and trim. Unifying elements such as common headers and sills are encouraged.
- (2) Windows should either be inset at least three inches or framed to create shadow lines. Operable windows are encouraged to allow cross ventilation.
- (3) Place windows to promote privacy between properties.
- (4) Existing, historically correct windows should be preserved in place.

**Garages**

- (1) Single family residences, including semi- and/or fully-attached units, should have garages, preferably detached, located behind the residence. The garages may be front facing. If access via an alleyway is available, access from the alleys is encouraged.
- (2) Garage doors should be recessed into the garage door opening. Instead of a flat door, multi-panels should be used to break down the scale of the garage doors.
- (3) All garage doors should be designed to have an attractive appearance. Strong shadow lines should be created around the garage face by recessing the door six inches to a foot behind the adjacent building plane. Another option is to add a trellis that extends at least two feet over the garage face such that it adds strong shadows on the garage door face.
- (4) Carports may be used and require an architectural treatment that reflects the architectural character of the main structure.

**Colors and Materials**

- (1) Predominant materials should be wood siding, shingle roofing, and wood framed windows and doors.
- (2) Colors should be as appropriate to the style and period of the building. For example, Craftsman styles use muted earth tones, while Victorian styles use bright contrasting colors.

**8.6.4 Landscaping****Plant Types**

- (1) Plant types should be typical of residential plantings, with an emphasis on lawn in the front yard, foundation shrubbery, and limited use of small-scale trees as accents.

**Scale**

- (1) Pedestrian scale plantings should prevail, with larger plantings used as accents.

**Relationship to Development**

- (1) Plantings should be arranged to frame the architecture, provide a green carpet between the street and the building, and soften the view to the building foundation.
- (2) The public parkway along the street should be landscaped and maintained.
- (3) If a single-family residential structure is converted to an office use there should be increased landscaping and screening of structures and parking areas from adjacent dwellings.
- (4) If low garden structures (for example, a water fountain or sign base) are being installed, select and use materials that reflect the material palette of the house.

- 
- (5) Pathways and pergolas and trellises that are in character with the architectural style of house to add shade and interest are encouraged.
  - (6) Landscaped areas should be regularly maintained to prevent deterioration of the property.

#### **Fencing/Walls**

- (1) Any fencing along the sidewalk should be open, decorative fencing (picket, wrought iron) or low seat walls.
- (2) Side yard property lines may be delineated with plant materials, fences, or walls. The side yard fencing should not extend into the front setback.

#### **Hardscape**

- (1) Paving should be on a small scale and limited to walkways, driveways, and rear yard parking areas.
- (2) Varied paving textures and or elevation changes to define entrances, pedestrian areas, crosswalks, etc. should be used.

### **8.6.5 Signs**

#### **Style**

- (1) Traditional designs that reflect the building architecture are encouraged.
- (2) Signage for office uses in this district should be discreet and subdued.

#### **Scale**

- (1) Scale should be proportional to a residential building and setting. The maximum size allowances of the Specific Plan should simply be a starting point, with stronger consideration given to the relationship between the scale of the sign and the building's architecture.

#### **Type**

- (1) Signs should be traditional in nature, typically constructed of wood. Plastic faced signs, metal signs, and painted signs are generally not appropriate.

### **8.6.6 Additional Design Standards and Guidelines**

Refer to Chapter 13 for standards and guidelines for historic residential structures and to Chapter 15 for general design standards and guidelines that apply to the entire Downtown Specific Plan area.

## **8.7 ADDITIONAL STANDARDS FOR LIVE/WORK UNITS IN THE ALMOND STREET DISTRICT**

### **8.7.1 Applicability**

The provisions of this section apply to live/work units, as defined in Chapter 18: Definitions. These standards are in addition to the development standards set forth in Section 8.5 and the applicable design guidelines. Refer to Chapter 16 for parking standards and Chapter 17 for sign standards. The type of work permitted in a live/work unit shall be consistent with, or similar in nature to, the permitted uses in the Almond Street District, as defined in Section 8.2.

### **8.7.2 Purpose**

The intent of this section is to provide for and make feasible the reuse of existing commercial or residential structures to accommodate live/work opportunities, as well as provide opportunities for the new development of buildings specifically designed and constructed to provide live/work units.

### **8.7.3 Floor area requirements**

The minimum floor area of a live/work unit shall be 900 square feet.

### **8.7.4 Internal layout**

All living space within the live/work unit shall be contiguous with, and an integral part of the working space, with direct internal access between the two areas.

### **8.7.5 Occupancy and employees**

At least one of the full-time workers of the live/work unit shall reside in the unit. The residential area shall not be rented separately from the working space. The business activity occupying the live/work unit may utilize employees in addition to residents as necessary.

### **8.7.6 Business License**

A business license shall be obtained in compliance with the Municipal Code for business activities conducted within the live/work unit.